

IN RE: PETITIONS FOR VARIANCE & SPECIAL	*	BEFORE THE
EXCEPTION - E/S Railroad Ave.,		
235 ft. S of c/l Butler Road	*	ZONING COMMISSIONER
15 Railroad Avenue		
4th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
Legal Owner: Calvin L. Reter and	*	Case No. 95-111-XA
Nancy Ann Stocksdale, etc.		
Petitioners	*	

* * * * *

ORDER OF DISMISSAL

WHEREAS a Petition for Zoning Variance and Petition for Special Exception for that property known as 15 Railroad Avenue in the Glyndon section of Baltimore County was filed in the within case by Calvin L. Reter, James E. Reter and Nancy Ann Stocksdale, Petitioners; and,

WHEREAS, the Petitioners requested special exception relief for a fuel service station and five variances from Sections 405.4.A.1, 405.4.A.2.A, 405.4.A.2.C, 405.4.A.3.D.1 and 405.4.B of the Baltimore County Zoning Regulations (BCZR); and,

WHEREAS, the Petitions were filed on September 23, 1994 and the case originally scheduled for public hearing on November 2, 1994; and,

WHEREAS, a request was made to postpone the case by the Petitioners, through their attorney, Newton A. Williams, Esquire; and,

WHEREAS, subsequent correspondence dated May 15, 1996 (copy in case file) was received from attorney Williams, requesting an extension of time and that the case be held in abeyance until June 19, 1996; and,

WHEREAS, approximately two years have passed from that date and no request has been received to schedule this matter for a hearing; and,

WHEREAS, by letter of April 2, 1998, counsel advised the property owners that this matter would be dismissed, without prejudice; and,

COPIES RECEIVED FOR FILING
 Date: 4/24/98
 By: M. Noah

WHEREAS, no response has been received from the property owners.

NOW, THEREFORE, it is this 21ST day of April 1998, ORDERED that the Petitions for Special Exception and Zoning Variance in case No. 95-111-XA, be and are hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/man

4/21/98
M. G. Gosh



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

April 21, 1998

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204-4528

RE: Case No. 95-111-XA
Petitions for Special Exception & Variance

Dear Mr. Williams:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: W. Duvall and Associates, Inc.
530 E. Joppa Road
Towson, Maryland 21286
c: Mr. Calvin L. Reter
4 Butler Road
Glyndon, Maryland 21071





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

15 Railroad Avenue

which is presently zoned B.L.-A.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

(B.L.-C.N.S.)

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

see attachment

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at Hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Engineer
~~XXXXXXXXXXXX~~

W. Duvall & Associates, Inc.

(Type or Print Name)

Signature

530 East Joppa Road

Address

Towson Maryland 21286

City State Zipcode

Attorney for Petitioner Nolan, Plumhoff & Williams

Newton Williams

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. 823-7800

Address Phone No.

Towson Maryland 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Calvin L. Reter, James E. Reter

(Type or Print Name)

Signature

Nancy Ann Stocksdales

(Type or Print Name)

Signature

4 Butler Road

Address

833-0833

Phone No

Glyndon Maryland 21071

City State Zipcode

Name, Address and phone number of representative to be contacted

Calvin L. Reter

Name 4 Butler Road

Glyndon, Maryland 21071 833-0833

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates 12th, 13th, 14th October Next Two Months

ALL OTHER

REVIEWED BY:

DATE

9-23-94



Printed with Soybean Ink
on Recycled Paper



95-111-XA

ATTACHMENT

Variance to allow for a site area of 4,261 square feet in lieu of the required 15,000 square feet per section 405.4A.1.

Variance to allow for a fuel pump setback from any street right-of-way of 9 feet in lieu of the required 25 feet per section 405.4A.2A.

Variance for relief from the requirements for a landscape transition area along the entire perimeter of the fuel service station: to allow 0 feet in lieu of the required 10 feet abutting the public right-of-way, and to allow 0 feet in lieu of the required 6 feet along all side and rear yards, per sections 405.4A.2B. and 405.4A.2C.

Variance to allow zero parking spaces in lieu of the required one space per employee on the largest shift per section 405.4A.3D.1.

Variance for relief from the requirements to provide restroom facilities, water, and compressed air for customers per section 405.4B.

#110



Petition for Special Exception

95-111-XA
to the Zoning Commissioner of Baltimore County

for the property located at 15 Railroad Avenue

which is presently zoned B.L.-A.S.

(B.L.-C.N.S.)

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

fuel service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Engineer

~~Signature of Engineer~~

W. Duvall & Associates, Inc.

(Type or Print Name)

W. Duvall
Signature

530 East Joppa Road

Address

Towson Maryland 21286
City State Zipcode

Attorney for Petitioner:

Nolan, Plunhoff & Williams

Newton Williams

(Type or Print Name)

Newton A. Williams
Signature

210 W. Pennsylvania Ave. 823-7800

Address Phone No.

Towson Maryland 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Calvin L. Reter, James E. Reter

(Type or Print Name)

Calvin L. Reter James E. Reter
Signature

Nancy Ann Stocksdaile

(Type or Print Name)

Nancy Ann Stocksdaile
Signature

4 Butler Road 833-0833

Address Phone No.

Glyndon Maryland 21071

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Calvin L. Reter

Name

4 Butler Road

Glyndon, Maryland 21071 833-0833

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following dates *All of October* Next Two Months

ALL OTHER

REVIEWED BY: *[Signature]* DATE *9-23-94*



W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

September 21, 1994

Description for Zoning Petition
For Special Exception and Variances
Calvin L. Reter, et al. Property
4th Election District, 3rd Councilmanic District
Baltimore County, Maryland

BEGINNING for the same at a point on the northeasternmost side of Railroad Avenue, said point being South 27 degrees 00 minutes 00 seconds East 235.00 feet from the centerline intersection of Butler Road, 50 feet right-of-way and Railroad Avenue, 40 feet right-of-way; thence running the following five courses and distances, viz:

- 1) leaving said Railroad Avenue North 58 degrees 45 minutes 35 seconds East 86.00 feet; thence
- 2) South 37 degrees 38 minutes 01 seconds East 45.00 feet; thence
- 3) South 55 degrees 55 minutes 34 seconds West 91.00 feet to intersect the northeasternmost right-of-way line of Railroad Avenue; thence binding thereon the following two courses and distances
- 4) North 45 degrees 28 minutes 17 seconds West 16.99 feet; thence
- 5) North 24 degrees 10 minutes 58 seconds West 33.00 feet to the point of beginning.

CONTAINING 4,261 square feet or 0.0978 acres of land, more or less.



110

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-111-XA

District: 4th Date of Posting: 10/7/94
Posted for: Special Exception to Variance
Petitioner: Calvin L. Peter, et al
Location of property: 15 Railroad Ave., E/S
Location of Signs: Facing road way, on property being zoned
Remarks: _____
Posted by: M. Stealy Date of return: 10/14/94
Signature
Number of Signs: _____





Baltimore Co.
Zoning Administration &
Development Management
113 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-111-XA

Account: R-001-8150

Date 9-23-94

Item Number 110

Taken in by: [Signature]

Owners: C.L. & J.E. Retter
& N.A. Stockdale

Site: 15 Railroad Ave (21071)

#050	Special Exception Filing fee	300.
#020	Commercial Variance Filing fee	250.
#080	(1) Sign & posting	35.
Total		585.

03A03W0276M1CIRC

BA GOLD:02AM09-23-94

\$585.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-111-XA
(Item 110)

16 Railroad Avenue
E/S Railroad Avenue, 235'
S of centerline Butler Road
4th Election District
3rd Councilmanic

Legal Owner:

Calvin L. Reter & James
E. Reter & Nancy Ann
Stockdale

Hearing: Wednesday,
November 2, 1994 at
9:00 a.m. in Rm. 118, Old
Courthouse.

Special Exception for a fuel service station. Variance to allow for a site area of 4,281 square feet in lieu of the required 15,000 square feet; to allow for a fuel pump setback from any street right-of-way of 9 feet in lieu of the required 25 feet; for relief from the requirements for a landscape transition area along the entire perimeter of the fuel service station; to allow zero feet in lieu of the required 10 feet abutting the public right-of-way; and to allow zero feet in lieu of the required 8 feet along all side and rear yards; to allow zero parking spaces in lieu of the required one space per employee on the largest shift; and for relief from the requirements to provide restroom facilities, water, and compressed air for customers.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are held on the 2nd and 4th Mondays of each month.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 6, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 6, 1994

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 110

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Calvin L. Reter

ADDRESS: 4 Butler Rd

Glyndon Md, 21071

PHONE NUMBER: (410) 833-0833

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 30, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-111-XA (Item 110)

15 Railroad Avenue

E/S Railroad Avenue, 235' S of centerline Butler Road

4th Election District - 3rd Councilmanic District

Legal Owner: Calvin L. Reter & James E. Reter & Nancy Ann Stocksdales

HEARING: WEDNESDAY, NOVEMBER 2, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a fuel service station.

Variance to allow for a site area of 4,261 square feet in lieu of the required 15,000 square feet; to allow for a fuel pump setback from any street right-of-way of 9 feet in lieu of the required 25 feet; for relief from the requirements for a landscape transition area along the entire perimeter of the fuel service station; to allow zero feet in lieu of the required 10 feet abutting the public right-of-way and to allow zero feet in lieu of the required 6 feet along all side and rear yards; to allow zero parking spaces in lieu of the required one space per employee on the largest shift; and for relief from the requirements to provide restroom facilities, water, and compressed air for customers.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Calvin L. Reter, et al
W. Duvall & Associates, Inc.
Newton Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Newton Williams
210 W. Pennsylvania Ave.
Towson, Maryland 21204

OCT. 31 1994

RE: Case No.95-111XA, Item 110

Petitioner:.C. L. Reter, J. E. Reter & N. A. Stocksdale

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on September 29, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CALVIN RETER & JAMES RETER & NANCY ANN STOCKSDALE

LOCATION: E/S RAILROAD AVE. 235' S OF CENTERLINE BUTLER RD.
(#15 RAILROAD AVE.)

Item No.: 110

Zoning Agenda: SPECIAL EXCEPTION
VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
OCT 11 1994

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

7ADM

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 5, 1994

SUBJECT: 15 Railroad Avenue

INFORMATION:

Item Number: 110

Petitioner: Reter Property

Property Size: _____

Zoning: B.L.A.S.

Requested Action: _____

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The attached intra-office correspondencies dated September 29, and September 30, 1994 reflect staff's position regarding the subject property. Subsequent to the October 13, 1994 meeting of the Landmarks Preservation Commission, this office will provide additional comments.

Prepared by: Jeffrey W. Lang

Division Chief: Gary L. Kerns

PK/JL:lw

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTRA-OFFICE CORRESPONDENCE

TO: Jeffrey Long

DATE: September 29, 1994

FROM: Tim Dugan

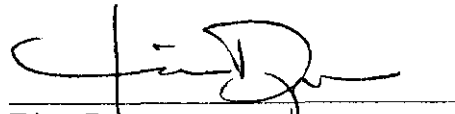
SUBJECT: Petition for Special Exception
 and Variances - Reter property,
 15 Railroad Avenue, Glyndon

This apparently is an attempt to legitimize the existing fuel service station after the previous Special Hearing petition to grant legal non-conforming use status to the variety of businesses on the Reter property was denied by the Zoning Commissioner.

Although the Reter property is in the National Register historic district covering Glyndon, it lies outside the boundaries of the Glyndon Historic District enacted by Baltimore County. Thus, even if this project was at the development plan stage, there would be no requirement for referral to the Planning Board pursuant to Section 26-207(a)(3).

In addition, there is no "involvement" as a basis for referral to the Board. The nearest Landmarks List property is the Townsend-Laken house, but there is neither inter-visibility nor any traffic relationship between the two properties.

In accordance with OPZ's standard procedures, however, we should inform the Landmarks Preservation Commission so that the Commission will have the opportunity to make advisory comments to the Zoning Commissioner. I will be available to present the information at the Commission's October 13th meeting.


Tim Dugan

TD/mjm
RETER/PZONE/TXTMJM

cc: John McGrain

INTRA-OFFICE CORRESPONDENCE

SUBJECT: 15 Railroad Avenue, Fuel Service Station
Petition for Special Exception and Variance

- 1) There are existing gas pumps on this site. If a fuel service station was legally existing at the time of adoption of Bill 172-93 (which amended the regulations for fuel service stations) the Zoning Commissioner could consider relief from the proposed new standards, provided that the intent of the standards would be met. On February 3, 1993, prior to the adoption of 172-93, the Zoning Commissioner ordered after a special hearing that the fuel service station at this site was not "legally nonconforming". It had been abandoned for more than one year, as documented by the State Motor Vehicle Administration. Since the station was abandoned, the right to resume the use was terminated (405.7). Also, the pumps had been placed in a location different than what was shown on the approved plan. This petition should be treated as if the station was new.
- 2) As a new fuel service station, with the submittal provided, we would recommend denial of all five variances. The main problem is that the area is too small for the proposed use. The requested variance for the area is less than 30% of the required 15,000 square feet. For this reason, it is necessary to also seek variances for the landscape transition area, setbacks and off-street parking. This may also be the reason for requesting relief from the requirement to provide a restroom facility, water and compressed air.
- 3) The area designated for the fuel service station on the submittal is not a lot; it is a "portion of the site allocated to fuel service station use." The site includes a 2100 square foot food mart and other retail uses, all of which were found to be legally nonconforming based on the special hearing mentioned above. Since no cashier's kiosk is shown for the fuel service station, and based on the way the station operated before it was abandoned, gasoline would be paid for at the food mart and the foot mart should be considered part of the fuel service station plan. A convenience store of 2100 square feet at a fuel service station is permitted by special exception with an additional site area of 8400 square feet and more parking.

- 4) Because this site is in Glyndon, it could be argued that the existing buildings suit the character of the area better than redevelopment of the site, and that not permitting the special exception would cause deterioration which would work against the County's goals of promoting revitalization and community conservation and historic preservation. If this is the case, the County should consider asking the petitioner to re-submit the petitions showing a larger portion of the site allocated to the fuel service station, as discussed above. The petitioner should show how the landscape transition area and setback areas can be met to the extent feasible or alternatively, show fencing or screening, and show in general how the site would be improved or upgraded if the petitions were granted. The need for off-street parking spaces should be addressed, allocating a larger portion of the site to the fuel service station use to meet the off-street parking requirement if that is what is needed. A restroom facility, air and water should be provided.

If the petitioner could show that the spirit and intent of the Zoning Regulations will be met, even though the strict standards cannot be met, the special exception could be approved, but given the history of the site, the petitioner should not be able to expand the station with any other use permitted at a fuel service station and no temporary commercial signs should be permitted.

MEMJFSS/PZONE/TXTHSR



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-30-74

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +110 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE
15 Railroad Avenue, E/S Railroad * ZONING COMMISSIONER
Ave, 235' S of c/l Butler Road, 4th
Election Dist., 3rd Councilmanic * OF BALTIMORE COUNTY
Calvin L. Reter, et al. * CASE NO. 95-111-XA
Petitioners
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

9/23/94
8

#713-94

Item 110

NEWTON A. WILLIAMS
 THOMAS J. RENNER
 WILLIAM P. ENGLEHART, JR.
 STEPHEN J. NOLAN*
 ROBERT L. HANLEY, JR.
 ROBERT S. GLUSHAKOW
 DOUGLAS L. BURGESS
 ROBERT E. CAHILL, JR.
 C. WILLIAM CLARK
 CATHERINE A. POTTHAST*
 E. BRUCE JONES**
 STUART A. SCHADT

* ALSO ADMITTED IN D.C.
 **ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
 CHARTERED

SUITE 700, NOTTINGHAM CENTRE
 502 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4526
 (410) 823-7800
 TELEFAX (410) 296-2765
 E-MAIL: npw@nolanplumhoff.com

JAMES D. NOLAN
 (RETIRED 1980)

J. EARLE PLUMHOFF
 (1940-1988)

RALPH E. DEITZ
 (1915-1990)

WRITER'S DIRECT DIAL
 823-7858

April 2, 1998

PERSONAL & CONFIDENTIAL

Mr. Calvin Reter
 Box 1
 Glyndon, Maryland 21071

Re: Open Service Station Special Exception Case No. 95-111-X

Dear Calvin:

Recently, I received a call from Zoning Commissioner Schmidt regarding this open case.

Sophie, in the Zoning Department, has called the Commissioner's attention to it, and I presume that you do not wish to go forward.

Also, as we both know, on the 1996 Maps, Councilman McIntire placed your property in a C.B. zone.

To the best of my information, properties in the C.B. zone are not eligible for gas station special exceptions.

The Commissioner intends to dismiss the matter without prejudice unless he hears to the contrary from you or your family. Please do not hesitate to contact me or Commissioner Lawrence Schmidt directly at the Courts Building, 4th Floor, and Mr. Schmidt can be reached at 410-887-4386.

With best regards, I am

Sincerely,

Newton

Newton A. Williams

cc: Mr. James E. Reter
 Ms. Nancy Ann Stocksdaile

Post-it® Fax Note 7671		Date 4/10/98	# of pages 1
To: <i>Non Lawrence Schmidt Esq.</i>		From: <i>Newton Williams</i>	
Co./Dept: <i>Zoning Comm.</i>		Co.: <i>NP&W</i>	
Phone #: <i>887-4386</i>		Phone #: <i>823-7800</i>	
Fax #: <i>887-3465</i>		Fax #: <i>296-2765</i>	



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: C. L. Reter, J. E. Reter &
N. A. Stockdale
Case No.: 95-111-XA

Dear Mr. Williams:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

AJ/rye



96-2891 AS- GS

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

5/16/96
✓

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

WRITER'S DIRECT DIAL
823-7856

May 15, 1996

Honorable Arnold Jablon
Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: The Reter, Special Exception for Service
Station and Variance Case
Case No.: 95-111-XA

Dear Mr. Jablon:

Thank you for your letter of April 19, 1996 with regard to activity.

The Reters are presently deciding their future course, and would ask that the deadline be extended until approximately June 19, 1996, as there are a number of family members and items which must be considered.

As you know, it is not my habit to leave cases unresolved, but there are special circumstances in this case and that is the reason for the delay.

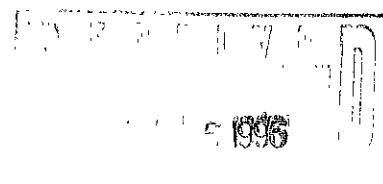
Thanking you and your staff for your attention to this request, I am

Respectfully,

Newton A. Williams

Newton A. Williams

cc: Baltimore County Board of Appeals
Ms. Gwen Stephens
Mr. Calvin L. Reter
Mr. James E. Reter
Honorable Nancy E. Stocksdales



Carrol Holter

Newton Williams

W/ Calum Ruten

91-504 SPH

Agreed to Work things out

Joint Request for Continuance

- Clean up zoning violations

Hold off Setting case back

Memo to File

95-111-XA

15 Railroad Ave.

7/24/96
2:00pm

Inspection of property showed that gas pumps still there but did not appear to be used. Store was closed. Gas prices were \$1.17 + \$1.27 for # supreme.

Donna Thompson

7856

Peter/Stockdale

95-111XA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Newton A. Williams

Calvin Raton

700 Court Towers for Calvin Raton

81204

4825 Butler Road Graham



Printed with Soybean Ink
on Recycled Paper

95-1118A

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

J. Canoll Holzer

ADDRESS

305 Washington Ave
Towson Md 21204





95-111-XA

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
GLYNDON
REISTERSTOWN
AREA

SHEET
NW
17-J

#110



95-111-XA

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. VA. 26401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE

$$= 200' \pm$$
REISTERSTOWN
AREA $z = 2$ $z = 2$ $z = 2$